

1 MARIPOSA COUNTY RESOLUTION NO. 90-177

2 A RESOLUTION ADOPTING A NEGATIVE DECLARATION AND APPROVING
3 MODIFICATIONS TO THE DEVELOPMENT STANDARDS OF PLANNED
4 DEVELOPMENT ZONE NO. 84-2; JOHN WAYLAND, APPLICANT

5 WHEREAS, the Board of Supervisors adopted Ordinance No.
6 625 on August 14, 1984 thereby approving Planned Development
7 Zone No. 84-2 for a mobile home park in the Granite Springs
8 area; and

9 WHEREAS, Mariposa County has received a request to
10 reactivate and modify the development time frames, site plan,
11 and conditions of development for Planned Development Zone No.
12 84-2; and

13 WHEREAS, environmental review has been conducted on the
14 requested modifications and project in accordance with the
15 California Environmental Quality Act and the Mariposa County
16 Environmental Review Policies and Procedures adopted pursuant
17 thereto; and

18 WHEREAS, the Mariposa County Planning Commission and Board
19 of Supervisors have held duly noticed public hearings on the
20 project in accordance with State Law and County Code.

21 NOW THEREFORE BE IT RESOLVED that the Mariposa County Board
22 of Supervisors hereby approves the revised Conditions of
23 Development for Planned Development Zone No. 84-2 as contained
24 in Exhibit A of Planning Commission Resolution No. 90-4 attached
25 hereto thereby reactivating and modifying the time frames for
26 development and modifying the development standards of the
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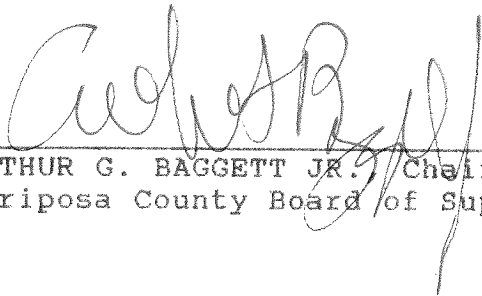
1 approved project for Planned Development Zone No. 84-2.

2 BE IT FURTHER RESOLVED that the Board of Supervisors adopts
3 the Negative Declaration previously prepared and adopted for
4 Planned Development Zone No. 84-2 for this project.

5 BE IT FURTHER RESOLVED that these actions by the Board of
6 Supervisors are based upon the recommendation of the Planning
7 Commission and the recommended findings contained in Planning
8 Commission Resolution No. 90-4 attached hereto.


9 PASSED AND ADOPTED by the Mariposa County Board of
10 Supervisors on this 3rd day of April, 1990 by the following
11 vote:

- 12 AYES: Punte, Erickson, Radanovich, Baggett, Taber
- 13 NOES: None
- 14 ABSTAINED: None
- 15 EXCUSED: None




 ARTHUR G. BAGGETT JR., Chairman
 Mariposa County Board of Supervisors

19 ATTEST:

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 22 MARGIE WILLIAMS
 Clerk of the Board

23 APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

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 26 JEFFREY G. GREEN
 County Counsel

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1 MARIPOSA COUNTY PLANNING COMMISSION

2 RESOLUTION NO. 90-4

3 A RESOLUTION RECOMMENDING ADOPTION OF A NEGATIVE DECLARATION AND
4 REVISIONS TO THE CONDITIONS OF DEVELOPMENT FOR PLANNED
5 DEVELOPMENT ZONE NO. 84-2 (GRANITE SPRINGS MOBILE PARK);

6 JOHN WAYLAND, APPLICANT

7 WHEREAS, an application to revise the conditions of
8 development for Planned Development Zone No. 84-2 has been
9 submitted to the County of Mariposa; and

10 WHEREAS, the Planning Commission is responsible for
11 formulating a recommendation to the Board of Supervisors
12 relative to the approval or denial of the requested revisions;
13 and

14 WHEREAS, environmental review has been performed on the
15 project in accordance with the California Environmental Quality
16 Act and the County Environmental Review Policies and Procedures;
17 and

18 WHEREAS, the Planning Commission has held a duly noticed
19 public hearing on the matter in accordance with State Law and
20 County Code.

21 NOW THEREFORE BE IT RESOLVED the Planning Commission
22 recommends that the Board of Supervisors adopt the Negative
23 Declaration previously prepared and adopted for Planned
24 Development Zone No. 84-2 and approve the revised Conditions of
25 Development as contained in Exhibit A thereby reactivating and
26 modifying the time frames for development and modifying the

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1 development standards of the approved project.

2 BE IT FURTHER RESOLVED this recommendation is based upon
3 the finding the project is consistent with the Planned
4 Development Zone still applicable to the property and is
5 consistent with the objectives, policies, and standards of the
6 General Plan.

7 BE IT FURTHER RESOLVED the recommendation for the adoption
8 of the Negative Declaration previously prepared and adopted for
9 Planned Development Zone No. 84-2 is based upon the Findings for
10 Adoption of Negative Declaration as contained in Exhibit B.

11 PASSED AND ADOPTED by the Mariposa County Planning
12 Commission on this 6th day of March, 1990 by the following vote:

- 13 AYES: Cromell, Eskra, Fall, Hotchkin, Steagall
- 14 NOES: None
- 15 ABSTAINED: None
- 16 EXCUSED: None

Charles R. Fall

17 _____
18 CHARLES R. FALL, Chairman
Mariposa County Planning Commission

19 ATTEST:

20 *Lorelei P. Beck*
21 LORELEI P. BECK, Secretary
Mariposa County Planning Commission

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EXHIBIT A

CONDITIONS OF DEVELOPMENT

- 1) The project shall be developed in accordance with the approved site plan. Minor modifications to the location and dimensions of the spaces may be approved by the Planning Director. Phase I consisting of spaces #23 to #30 shall be completed within one year from the effective date of the revised Planned Development Zone (PDZ). Phase II consisting of spaces #17 to #22 and spaces #31 to #33 shall be completed within two years from the effective date of the revised PDZ. The completion dates for Phases I and II may be extended for six months by the Planning Director upon showing of good cause. Additional time extensions to the development schedule must be approved by the Board of Supervisors.
- 2) The water system for Phases I and II must comply with all requirements of the County Health Department and the State regarding quantity, quality, storage, and distribution prior to the completion of Phase I and occupancy of any mobile home space.
- 3) The fire protection water storage tank shall be connected to one or more of the wells and shall be available for fire protection at all times during occupancy of the spaces. A 6" fire main shall be installed from the storage tank to fire hydrants located at the corners of Spaces #23 and #33. The storage tank, fire main, and fire hydrants shall be approved by the County Fire Warden prior to occupancy of any of the spaces.
- 4) A current and valid waste discharge permit shall be obtained from the State Regional Water Quality Control Board prior to construction of any mobile home spaces beyond the existing 16 spaces on the site. Construction of the sewage disposal system to serve Phases I and II shall meet all requirements of the State and County Health Department prior to occupancy of any mobile home space beyond the existing 16 spaces. A testing and maintenance plan shall be provided by the applicant and approved by the State and County Health Department prior to occupancy of any of the spaces. The system shall be operated in accordance with the Waste Discharge requirements at all times.
- 5) An engineered grading, drainage, and erosion control plan shall be provided by the applicant and approved by the County Engineer prior to any earthwork on the site. Construction and earthwork shall comply with the approved plan and any State Department of Housing and Community

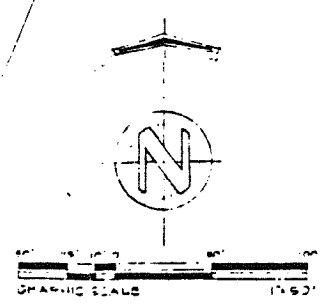
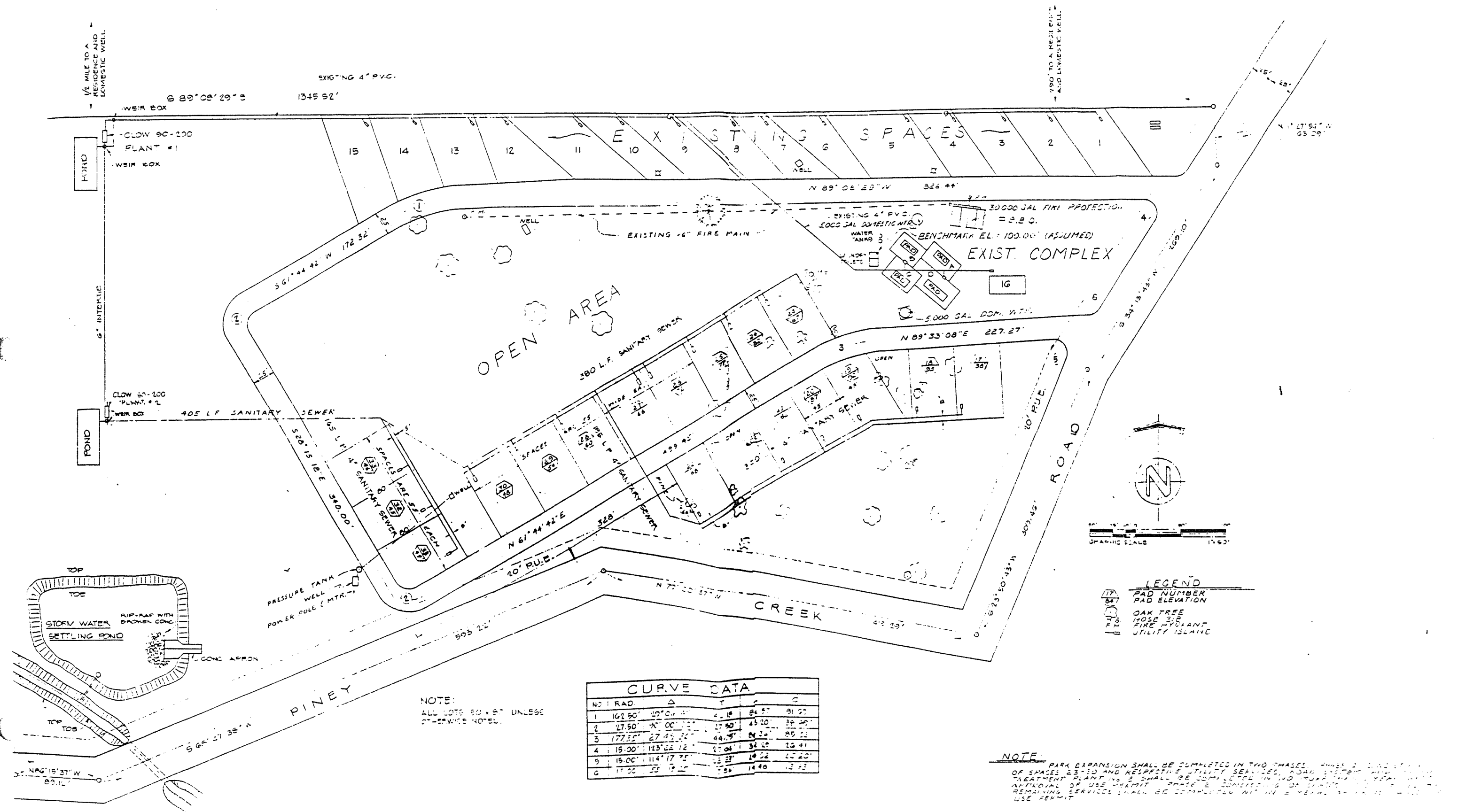
Development requirements which may apply.

- 6) Frontage improvements along Piney Creek Road from the northern property line to 100' south of the southernmost driveway shall be constructed in accordance with the County Road Improvement and Circulation Policy and County Improvement Standards as determined by the County Engineer. All work shall be approved by the County Engineer prior to construction. The frontage improvements shall be completed prior to occupancy of any of the spaces.
- 7) The interior roads as shown on the approved site plan shall be a minimum of 25 feet in width and shall be improved with 4 inches of aggregate base and surfaced with penetrating oil. Road encroachment permits shall be obtained from the Public Works Department prior to construction of any road improvements on the site.
- 8) Adequate area for the parking of two passenger vehicles shall be provided on each mobile home space. Ten parking spaces shall be constructed adjacent to Phases I and II to provide overflow parking and shall be surfaced and oiled in the same manner as the roads within the project.
- 9) Landscaping shall be provided along Piney Creek Road from the end of the paved/oiled surface section of the road to a point 250' westward. The landscaping shall adequately screen the mobile home spaces from dust created by traffic on Piney Creek Road. A landscaping plan shall be approved by the Planning Director prior to construction of any spaces, and landscaping shall be in place prior to occupancy of any of the spaces.

EXHIBIT B

FINDINGS FOR ADOPTION OF NEGATIVE DECLARATION

- 1) The characteristics of the project site and surrounding area have not substantially changed since 1984.
- 2) The Negative Declaration has been submitted to affected agencies for review and has been available for public review. Substantial comments have not been received stating the Negative Declaration is inadequate for environmental review purposes.
- 3) The scale of the project has been reduced relative to the previously approved development and all mitigation measures applicable to the project have been incorporated into the project design.
- 4) The Negative Declaration has been reviewed and processed in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines.



LEGEND

- PAD NUMBER
- PAD ELEVATION
- OAK TREE
- HOSE SIZE
- FIRE HYDRANT
- UTILITY ISLAND

CURVE DATA

NO.	RAD.	Δ	T	P	C
1	102.50'	29° 04' 41"	4.18'	84.57'	31.22'
2	27.50'	6° 00' 00"	1.27'	45.20'	38.20'
3	177.35'	27° 43' 36"	44.57'	84.20'	89.22'
4	15.00'	143° 22' 12"	1.04'	32.25'	29.91'
5	15.00'	114° 17' 25"	1.33'	14.22'	25.20'
6	17.00'	35° 19' 25"	1.56'	14.48'	13.23'

NOTE:
ALL LOTS 80 & 81 UNLESS OTHERWISE NOTED.

NOTE: PARK EXPANSION SHALL BE COMPLETED IN TWO PHASES. PHASE 1 SHALL BE THE CONSTRUCTION OF SPACES 23-30 AND RESPECTIVE UTILITY SERVICES, ROAD SYSTEM, AND THE TREATMENT PLANT. PHASE 2 SHALL BE COMPLETED IN TWO PHASES. PHASE 2A SHALL BE THE REMAINING OF USE PERMIT. PHASE 2B SHALL BE THE CONSTRUCTION OF SPACES 31-38 AND RESPECTIVE UTILITY SERVICES. PHASE 2B SHALL BE COMPLETED WITHIN 6 MONTHS OF THE DATE OF USE PERMIT.